GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Nellore Urban Development Authority - Change Change of Land Use from Industrial Land Use to partly Commercial land use to an extant of Ac.6.88 cents and partly Residential land use to an extent of Ac.14.63 cents in Sy.Nos.342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 533, 534 & 535 of Chemudugunta village abutting to National Highway, Venkatachalam (M), SPSR Nellore District applied by Sri Yella Vijay Bhasker Reddy, Director, Deccan Smelters Pvt. Ltd.– Draft Variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 5 Dated: 01-01-2019

Read the following:-

1. Letter Roc.No.306/2018/NUDA, Dated:17.08.2018 of the Vice Chairman, NUDA, Nellore.
2. Government Letter No. MAU01-28026/6/2018-M SEC-MAUD(M2), Dated:25.09.2018.
3. Letter Roc.No.306/2018/NUDA, Dated:05.10.2018 of the Vice Chairman, NUDA, Nellore.
4. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
5. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
6. Government Memo No. MAU01-28026/6/2018-M SEC-MAUD(M2), Dated:26.10.2018
7. Notification No 749, Dated: 29.10.2018 published in Part-I of Andhra Pradesh Gazette
8. From the VC, NUDA, Nellore, Lr.ROC.No.306/2018/NUDA, Dt. 12.12.2018

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Nellore issued in the Government Memo 6th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.749, Part-I, Dated:29.10.2018. In the letter 8th read above the Vice Chairman, Nellore Urban Development Authority, Nellore has reported that the Draft Variation Notification was published in two widely circulated daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period and the applicant has paid the required charges. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:01.01.2019.

[BY ORDER AND IN THE NAME OF THE GOVERNOROF ANDHRA PRADESH]

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh,
Vijayawada.

The Vice Chairman, Nellore Urban Development Authority, Nellore.
The Commissioner, Nellore Municipal Corporation, Nellore, SPSR Nellore District.
The Panchayat Secretary, Chemudugunta Gram Panchayat, Venkatachalam (M), SPSR Nellore District.

Copy to:

The District Collector, SPSR Nellore District.

//Forwarded :: By Order//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation of the Nellore General Town Planning Scheme /Master Plan which was sanctioned in G.O.Ms.No.11, MA&UD Department, dated: 07.01.2011 is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

VARIATION

The site in Sy.Nos. 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 533, 534 & 535 of Chemudugunta village abutting to National Highway, Venkatachalam (M), SPSR Nellore District, to an extent of Ac.21.51cents. The boundaries of which are given in the schedule below, which was earmarked as Industrial land use (Balaji Steel Industry) in the General Town Planning Scheme (Master Plan) Nellore Municipal Corporation sanctioned G.O.Ms.No.11, Municipal Administration & Urban Development Department, Dated:07.01.2011 is now designated as partly Commercial land use to an extent of Ac.6.88 cents and partly Residential land use to an extent of Ac.14.63 cents by variation of change of land use in the revised part proposed land use Map of GTP No.5/2018/NUDA and which is available in the office of the Nellore Municipal Corporation, subject to the following conditions:-

1. the applicant shall handover the site affected in 60.00 mts wide Master Plan road to the local body through registered gift deed with free of cost
2. the applicant shall obtain approval of building plans for construction of buildings from the competent authority duly paying necessary charges as per rules in force.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Nellore Urban Development Authority/ local body before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. any other conditions as may be imposed by Vice Chairman, Nellore Urban Development Authority, Nellore.

SCHEDULE OF BOUNDARIES

North : Existing 6.00 mts. Wide unapproved layout road in Sy.No.533
East : 60.00 mts. Wide national; Highway as per Master Plan which is in existing in 50.80 mts.
South : Unapproved layout Plots in Sy.No.345,341,344,320,321
West : Unapproved layout Plots in Sy.No.535,334,352,353,341

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER